

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 30			
% of Funds Committed	94.78 %	94.47 %	22	92.63 %	67	65	
% of Funds Disbursed	90.57 %	90.68 %	12	86.67 %	71	72	
Leveraging Ratio for Rental Activities	3.57	5.31	20	5.03	36	40	
% of Completed Rental Disbursements to All Rental Commitments***	69.28 %	93.68 %	28	88.14 %	6	6	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.74 %	75.03 %	25	76.19 %	15	17	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.99 %	82.36 %	9	81.48 %	60	59	
% of 0-30% AMI Renters to All Renters***	59.76 %	37.36 %	1	45.62 %	79	75	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.37 %	98.33 %	21	96.17 %	42	42	
Overall Ranking:			In State: 22 / 30		Nationally: 33 39		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,169	\$20,381		\$28,750	246 Units	31.30 %	
Homebuyer Unit	\$24,687	\$17,510		\$15,714	309 Units	39.30 %	
Homeowner-Rehab Unit	\$12,500	\$16,691		\$21,140	231 Units	29.40 %	
TBRA Unit	\$0	\$5,857		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Reading PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$31,048	\$66,346	\$12,407
State:*	\$106,147	\$44,298	\$16,666
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	1.9 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	40.3	19.7	50.2	0.0
Black/African American:	18.5	8.7	19.2	0.0
Asian:	0.0	0.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	4.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	35.8	70.6	30.6	0.0
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HOUSEHOLD SIZE:

1 Person:	51.4	15.5	30.1	0.0
2 Persons:	20.2	16.8	23.1	0.0
3 Persons:	13.2	30.4	20.5	0.0
4 Persons:	11.9	21.7	13.5	0.0
5 Persons:	2.5	10.0	3.5	0.0
6 Persons:	0.0	2.6	4.8	0.0
7 Persons:	0.4	2.6	3.5	0.0
8 or more Persons:	0.4	0.3	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.1	65.7	27.9	0.0
Elderly:	44.4	1.3	20.1	0.0
Related/Single Parent:	25.1	18.4	25.8	0.0
Related/Two Parent:	9.1	13.6	19.2	0.0
Other:	3.3	1.0	6.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	11.5	0.0 [#]
HOME TBRA:	6.6	
Other:	21.8	
No Assistance:	60.1	

of Section 504 Compliant Units / Completed Units Since 2001 128

* The State average includes all local and the State PJs within that state

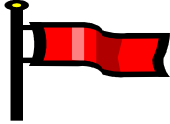
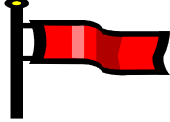
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Reading State: PA Group Rank: 33
 (Percentile)
 State Rank: 22 / 0 PJs Overall Rank: 39
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	69.28	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	59.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	98.37	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.65	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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